



C o u n t y o f S a n L u i s O b i s p o

# GENERAL SERVICES AGENCY

Janette D. Pell, Director

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## REQUEST FOR PROPOSAL PS- #1222 TRIPLE WIDE MODULAR BUILDING

### QUESTIONS AND ANSWERS

July 29, 2013

*Updated 7/30/13*

1. Specifications- What is a cantilever frame?

**ANSWER: A cantilever frame is nomenclature for a travel trailer having multiple axles connected to a hollow tubular trailer frame by cantilever springs.**

2. Specifications- a 10 foot exterior wall height will make this building over height for transport. 8' side wall is standard. The nominal ceiling height will remain the same. Can 8' ext. wall height be bid?

**ANSWER: Yes, 8-foot exterior wall height is acceptable so long as the interior nominal ceiling height remains the same.**

3. Specifications- The GAF timberline shingles manufacture specs call for minimum 3:12 slope yet bid calls for 2:12. 2:12 is preferred so the building's not over height. Can a 2:12 roof be used with a shingle comparable to the GAF?

**ANSWER: Maintain 2:12 roof slope. Shingles shall be installed using GAF Special Installation practices for low slopes or approved equal methodology and manufacturer such as CertainTeed Flintlastic Cap.**

4. Specifications- PEX water lines? Copper is standard and a better product.

**ANSWER: Copper is an acceptable equal to PEX. In either event, installer shall insure functionality and water tightness of system on-site during set-up and start-up.**

5. Misc.- A permanent foundation does not use piers/pads and tie-downs. That is considered a temporary foundation. Do you want a temporary foundation or a permanent state approved foundation (Abesco, CP Seismic Pier, Maxi Pier, etc.)?

**ANSWER: So noted. Provide structural foundation design for State approved permanent foundation system as indicated in RFP.**

6. The ramp design on attachment 2 will extend past the building and final layout depends on the terrain. Can the ramp extend past the building envelope or do you want a switchback?

**ANSWER: Switchback is preferred unless end of ramp is less than 5'-0" beyond exterior of building.**

7. Based on the scope of work provided under specification item "General" it shows that 1 ea. 36 x 52 building and the second line item shows 1 ea. 36' x 52' building. Does this project require 2 ea. building or 1 ea. building?

**ANSWER: Only one (1) building is required.**

8. Under Frame specification you require 9 ea. axles with electric brake and 3 ea. axles with idler break. If the building is provided with sufficient electric and idlers axles will that be acceptable to the client?

**ANSWER: Yes, with sufficient documentation provided.**

9. Based on 10 weeks completion period does this include submittal and approval process?

**ANSWER: The 10 weeks does not include County submittal review and approval process.**

10. What are CVPCC/SDCC, and NCC shown on drawing?

**ANSWER: They are acronyms for the water systems that are on-site: CVPCC (Central Valley Project Control Center); SDCC (Salinas Dam Control Center); NCC (Nacimiento Control Center)**

11. Windows in conference room appear larger than exterior window.

**ANSWER: That is a discrepancy in the drawing; window size shall be as noted in Window section of written RFP.**

12. Does the interior window have to be vinyl?

**ANSWER: No**

13. What is required for heat? Propane or electric?

**ANSWER: Electric (as noted on Page 12 of the RFP).**

14. What are the (3) 4" conduit for remote connection of water control system for?

**ANSWER: The existing control system equipment is located (and will remain) in the existing building. The (3) 4" conduits (by District) will connect the main equipment remotely to the modular building.**

*Added 7/30/13*

15. Is there going to be a discount offered for being a "local vendor preference"?

**ANSWER: No Discount, a consideration if all things are equal**

16. Does this project have an estimated budget?

**ANSWER: Engineer's estimate for the modular building and installation is \$205,000.**

17. Will this project require bid, performance, or payment bonds?

**ANSWER: No**

18. Will prevailing wages be required for work completed on-site?

**ANSWER: Yes**

19. Would you like to have skirting around the building, ramp, or stairs?

**ANSWER: Yes**

20. Is it acceptable to have the ramping extend past the building footprint? If not, then a switch-back style will be required.

**ANSWER: Switchback is preferred unless end of ramp is less than 5'-0" beyond exterior of building.**

21. What are the elevation differences for the proposed site location? This will affect building set height and ramp length.

**ANSWER: Site slope is approximately 1.5% along the long length of the modular building.**

22. Do you just want a lump sum price for the entire project, or do you want certain items separated?

**ANSWER: Refer to Item 5.a on Page 5 of RFP; provide LUMP SUM price for entire project.**

23. I noticed you're requesting a gas water heater on page 11.

- Will the District be extending gas lines to the modular & making final connections?

**ANSWER: District will extend propane lines and make final connection.**

- Would you be interested in changing the Bard endwall HVAC to gas heat/electric cool?

**ANSWER: No**

24. Please provide further clarification on utility connections.

- Electrical – Will the County be extending power lines to the modular, providing all required transformers / meters / main distribution panels, along with final connection to the (3) electrical subpanels on the modular?

**ANSWER: Yes**

- Sewer – Will the County be extending lines to the modular, installing all horizontal waste lines under modular building, and making final connection?

**ANSWER: Yes, with invert elevation coordination between successful bidder and District necessary prior to final manufacturer.**

- Water - Will the County be extending lines to the modular, and making final connection?

**ANSWER: Yes**